

"Placerville, a Unique Historical Past Forging into a Golden Future"

City Manager's Report
November 10, 2015 City Council Meeting
Prepared By: Andrew Painter, City Planner



Item#: 10.3

Subject: Introduce an ordinance of the City Council amending Title 10 of the Placerville Municipal Code (Zoning) Chapter 4, Section 9, Subsection (G)3: Site Plan Review, relative to parking lot shading, water efficient landscaping and landscape maintenance, otherwise known as Zone Change (ZC) 2015-06.

Proposal: Proposed changes to the Site Plan Review section are provided as **Attachment A** using underline and strikethrough to show where new language is proposed (underlined), and where language would be deleted (strikethrough).

Design criteria for parking lot shading would be modified within the Site Plan Review Ordinance to require the planting of shade trees within parking areas and traffic way so that at tree maturity, fifteen years, at least fifty percent (50%) of the total paving area, excepting entry driveways, parking under carports, or multi-story parking structures be shaded at solar noon (June 21). Planting of trees would be contingent upon their shade expectancy at maturity to meet the minimum shading percentage, and not based on the existing criteria through the use of a planting ratio of one shade tree per five parking spaces. The Planning Commission raised the issue of parking lot shading and for staff to look into minimum shading requirements for parking lots during its review last year of draft changes to landscape relevant chapters of *The City of Placerville Development Guide*. Staff selected the fifty percent (50%) minimum shading as it is a common standard for cities and counties of the Sacramento area.

Water efficient landscaping criteria requirements would be modified to reference and be consistent with the landscaping thresholds for development projects subject to the newly developed and concurrently processed Zoning Ordinance amendments, the Water Efficient Landscape Regulations (ZC 2015-05). Additional changes would clarify various landscaping design professionals permitted to design required water efficient landscape and irrigation plans.

The remaining proposed changes involve language added under the criteria for landscape and irrigation maintenance. The maintenance of landscapes and irrigation systems would be required to ensure water use efficiency and prevent water waste.

Background: On August 11, 2015, after conducting a public hearing, the City Council by Minute Order authorized staff to initiate water efficient landscape regulations amendments to City Code to comply with State statute and the Governor's 2015 Drought Executive Order.

On October 20, 2015, the Planning Commission conducted a public hearing regarding staff's draft ordinance. The Planning Commission recommended the following:

1. The City Council find that ZC 2015-06 is exempt from CEQA per Section 15061(b)(3) of the CEQA Guidelines, the general rule, in that it can be seen with certainty that proposed amendments to the shading requirements for parking areas, modifications for consistency with the Water Efficient Landscape Regulations and maintenance requirements to ensure water efficiency and reduce water waste would have no possibility to have a significant effect on the environment; and
2. The City Council adopt ZC 2015-06 , as provided in Attachment A of staff's report of October 20, 2015, that would amend the Placerville Zoning Ordinance (Title 10), Chapter 4, Section 9, Subsection (G)3, the Site Plan Review regulations, relative to parking lot shading, water efficient landscaping and landscape maintenance.

General Plan: The City's General Plan contains specific goals and policies relative to water efficiency and water quality. The Placerville General Plan Natural, Cultural and Scenic Resources Section contains Goal A and Policy 1 of Goal A that serve to promote the conservation of water resources and protect water quality within Placerville. In addition, the General Plan's Community Design Section contains Goal A and Policy 5 of Goal A that encourages the use of native drought-resistant plants in both public and private developments to enhance the visual qualities and attributes of Placerville.

Ordinance Applicable Area: The Ordinance would be potentially applicable within all zoning districts and in all General Plan Land Use designations where existing and proposed development projects are subject to Site Plan Review, per Section 10-4-9 (C) of the Zoning Ordinance.

Environmental Review - CEQA: Staff has determined and the Planning Commission recommends that this Ordinance is not subject to the California Environmental Quality Act (CEQA) Guidelines. Under the CEQA Guidelines, CEQA only applies to projects which have the potential for causing a significant effect on the environment. Per Section 15061(b)(3) of the CEQA Guidelines, the general rule, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment the activity is not subject to CEQA. Proposed amendments to the shading requirements for parking areas, modifications for consistency with the Water Efficient Landscape Regulations and maintenance requirements to ensure water efficiency and reduce water waste can be seen with certainty that there is no possibility the Zoning Code changes may have a significant effect on the environment.

Options: The following are alternatives open to the City Council:

1. Amend the ordinance, then introduce and waive the first reading;
2. Table discussion of the ordinance and provide direction to staff to revise the ordinance for consideration by the City Council;
3. Do not introduce and/or adopt the ordinance.

Cost: Negligible upfront costs associated with generating copies of the document for Council consideration, public notice mailing, Mountain Democrat public notice and codifying publications.

Budget Impact: The cost of staff time associated with the implementation of this ordinance is

absorbed by the Development Services' existing operating budget.

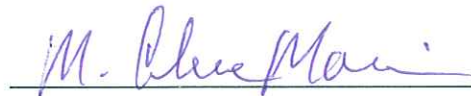
Recommendation: Introduce an ordinance of the City Council amending Title 10 of the Placerville Municipal Code (Zoning) Chapter 4, Section 9, Subsection (G)3: Site Plan Review, relative to parking lot shading, water efficient landscaping and landscape maintenance, otherwise known as Zone Change (ZC) 2015-06.



Andrew Painter, City Planner



Pierre Rivas, Director
Development Services Department



M. Cleve Morris, City Manager

Attachment:

**A: ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE
AMENDING TITLE 10, CHAPTER 4, SECTION 9, SUBSECTION (G)3 (§10-4-9(G)3)
OF THE PLACERVILLE CITY CODE REGARDING LANDSCAPE AND SITE
TREATMENT REQUIREMENTS FOR CERTAIN DEVELOPMENT PROJECTS**

Attachment A

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE
AMENDING TITLE 10, CHAPTER 4, SECTION 9, SUBSECTION (G)3 (§10-4-9(G)3) OF
THE PLACERVILLE CITY CODE REGARDING LANDSCAPE AND SITE
TREATMENT REQUIREMENTS FOR CERTAIN DEVELOPMENT PROJECTS**

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING TITLE 10, CHAPTER 4, SECTION 9, SUBSECTION (G)3 (§10-4-9(G)3) OF THE PLACERVILLE CITY CODE REGARDING LANDSCAPE AND SITE TREATMENT REQUIREMENTS FOR CERTAIN DEVELOPMENT PROJECTS

WHEREAS, it the policy of the City require that the City establish standard criteria for landscaping; and

WHEREAS, the Land Use, the Natural, Cultural and Scenic Resources, and the Community Design Sections of the City's General Plan include policies and actions related the design, landscaping and maintenance of landscaping within public and private areas of the City that sensitive to Placerville's character through the use of native, drought-resistive plants and maintenance measures; and

WHEREAS, the City has undergone the process to amend (pending) Title 10 of City Code by adding Chapter 6 to the Zoning Ordinance, the Water Efficient Landscape Regulations, to bring the City into compliance with California Code § 65591- 65599 and the State's California Water Commission revised Model Water Efficient Landscape Ordinance; and

WHEREAS, Implementation Program 9 of the Community Design Section of the General Plan directs the City to review and revise as necessary the landscaping requirements for off-street parking in its Zoning Ordinance; and

WHEREAS, on August 11, 2015, after conducting a public hearing, the City Council by Minute Order authorized staff to initiate water efficient landscape regulations amendments and changes as necessary to the Zoning Ordinance to comply with State statute and the Governor's Drought Executive Order regarding water efficient landscaping.

WHEREAS, the Planning Commission held a public hearing on October 20, 2015 to consider amendments to the Title 10 of the Municipal Code and recommended that the City Council adopt the amendments to the Code to clarify these standards; and

WHEREAS, the City Council of the City of Placerville held a public hearing on November 10, 2015 to consider adoption of the amendments to the Code; and

WHEREAS, the proposed amendments are exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3), the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACERVILLE DOES HEREBY RESOLVE AS FOLLOWS:

Title 10, Chapter 4, Section 9, Subsection (G)3 of the Placerville City Code (§10-4-9(G)3) shall be amended to read in its entirety as follows:

(G) Criteria: The Planning Commission may approve, approve with conditions, or disapprove the application for a building permit or other required approval in any matter subject to its scope of authority after considering whether the following criteria are met. These criteria are not intended to supersede any requirements in the City's construction regulations, restricting imagination, innovation, or variety, but rather to assist in focusing on design principles which can result in creative solutions to assist in promoting the purpose of this Chapter.

3. Landscape and Site Treatment and Tree Preservation Required: Landscape elements included in these criteria consist of all forms of trees, planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures:
 - (a) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
 - (b) Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
 - (c) Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.
 - (d) Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
 - (e) Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth.
 - (f) In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.
 - (g) Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings which shall be adequately irrigated and maintained. Shrubs shall be used only where they will not obscure vision. At a minimum, twenty percent (20%) of all parking areas shall be landscaped with shrubs and groundcovers. Shade trees shall be planted and maintained in planters or landscaped areas so that at tree maturity (fifteen (15) years), at least fifty percent (50%) of the total paving area not including the entrance drives, parking areas under carports, or multi-story parking structures, shall be shaded at solar noon on June 21.
 - (h) ~~Shade trees in parking areas shall be planted at a ratio of one shade tree per five (1 to 5) parking spaces.~~ Landscape planter strips shall be provided for each ten (10) lineal parking stalls.

- (i) An automatic sprinkling system shall be installed to irrigate all landscaped areas.
- (j) Screening: Service yards, and other places which tend to be unsightly, shall be screened by use of walls, fencing, planting, or combinations of these.
- (k) Fences, Walls and Pavings: In areas where general planting does not prosper, other materials, such as fences, walls, and pavings of wood, brick, stone, gravel and cobbles, shall be used. Carefully selected plants shall be combined with such materials where possible.
- (l) Exterior Lighting: Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, color and brilliance.
- (m) Water Efficient/Drought Resistant Landscaping Required: Projects subject to this Chapter with landscaped area ~~of equal to or greater than five hundred (500) square feet; rehabilitated landscape projects with an aggregate landscape area equal to or greater than~~ over two thousand five hundred (2,500) square feet in area, and cemeteries are also, where specified, subject to the Water Efficient Landscape Requirements under Title 10, Chapter 6, Sections City Code Sections 1 to 15 of the Zoning Ordinance, and shall be required to design and install water efficient and drought resistant landscaping. Such landscaping design shall be prepared by a licensed architect or contractor, certified irrigation designer, licensed ~~or certified~~ landscape professional contractor, or the applicant or project proponent who has or can demonstrate knowledge or experience in landscape or irrigation design other person authorized under the California Business and Professions Code and the Food and Agriculture Code to design a landscape. To the extent feasible, landscaped design shall take into consideration the following:
 - (1) Provisions for grading and drainage to promote healthy plant growth and to prevent excessive erosion and runoff, and the use of mulches in shrub areas, garden beds and landscaped areas where appropriate.
 - (2) Provisions for the use of automatic irrigation systems and seasonal irrigation schedules incorporating water conservation design and utilizing methods appropriate for specific terrains, soil types, wind conditions, temperatures and other environmental factors in order to insure a high degree of water efficiency.
 - (3) Provisions for water conservation through the appropriate use or groupings of plants that are well adapted to particular sites

and to particular climatic, geological or topographical conditions.

- (4) Provisions for the use of reclaimed water supplied through dual distribution systems, if feasible and cost effective, and subject to the City and County health standards.
- (5) Provisions for landscape maintenance practices which foster long term landscape water conservation. Landscape maintenance practices may include, but are not limited to, performing routine irrigation system repairs and adjustments, conducting water audits and prescribing the amount of water applied per landscape area.
- (n) Landscaping Maintenance: All vegetation and landscaping shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease, and such vegetation or those that show signs of such damage or injury at any time shall be replaced by the same, similar or substitute vegetation of a size, form and character, which will be comparable at full growth. Landscapes shall be maintained to ensure water use efficiency. A landscaping maintenance agreement between the applicant and the City shall be required to ensure the ongoing maintenance of landscaping. Irrigation systems shall be properly maintained to prevent water waste from leaving landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures. Repair of all irrigation equipment shall be done with the originally installed components or equivalents.
- (o) Weeds: Landscaping shall be kept free from weeds and undesirable grasses.
- (p) Tree Preservation Guidelines: Projects approved under this Chapter shall, whenever possible, comply with the "Tree Preservation Guidelines" adopted by resolution by the City Council.
- (q) Fence Construction: Fences shall be constructed of quality low maintenance materials. Fence design shall be compatible with landscaping and site design.
- (r) Bikes: Bicycle racks and bikeways, when appropriate, shall be provided.

The above Ordinance was introduced at a regular meeting of the City Council of the City of Placerville on November 10, 2015, by Councilmember _____, and it was read for the first time. The Ordinance was read for the second time on _____, 2015, and Councilmember _____ moved its adoption. The motion was seconded by Councilmember _____.

The poll vote was taken which stood as follows:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Mayor Patricia Borelli

ATTEST:

Susan Zito, CMC, City Clerk